

2 April 2026

Planning Department

Planning, Regeneration & Economy
Haringey Council London Borough
Level 6
River Park House
225 High Road
Wood Green
N22 8HQ

Sent electronically only

Dear Sir/Madam

8 THE BROADWAY, CROUCH END, LONDON, N8 9SX

LISTED BUILDING APPLICATION FOR PROPOSED INTERNAL WORKS

On behalf of the property owner, PPR Crouch End LLP, we hereby apply for listed building consent for proposed internal works at 8 The Broadway, Crouch End, London N8 9SX. 8 The Broadway is a Grade II Listed Building.

The proposed internal works follow pre-application engagement with the Council (ref. PRE/2026/0055). The pre-application included a site meeting with the Planning Officer and Conservation Officer which was undertaken on 9th March 2026. The Conservation Officer subsequently provided the key points of advice on 23rd March 2026. The written pre-application response is awaited.

Prior to this, a S96A application (ref. HGY/2025/3379) was granted approval in December 2025. The approval allowed the change of wording of a restrictive condition imposed on the operative planning permission (OLD/1988/0144) which had limited the use of the property to a bank (Use Class E(C)) to permit unrestricted use under Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended). A retail operator has entered a lease agreement to occupy and trade from the property. Therefore, advance works are due to commence to refurbish the property to a condition ready for operator to commence trading later in 2026.

The proposed works comprise a soft strip-out and are limited to the removal of modern, non-historic internal fabric, with no external works or structural alterations proposed. The works proposed are summarised below:

1. Removal of modern stud partitions;
2. Removal of suspended ceilings and associated gridwork;
3. Removal of modern floor coverings (carpet tiles, vinyl, raised floors);
4. Removal of modern services (ductwork, cabling, alarms, lighting, trunking);



5. Removal of redundant banking infrastructure (ATM linings, counters, security fittings);
6. Removal of non-historic joinery (plasterboard linings, MDF boxing, modern doors); and
7. Removal of later wall finishes (plasterboard, laminate panels, applied linings).

Most of the works are not specific to any part of the building. However, in accordance with the advice received from the Conservation Officer, the location of the proposed works has been illustrated on the plans submitted in support of this application.

It is noted that the Conservation Officer advised that structural investigation works are included within this application. This has been reviewed, however including these works within this listed building consent is not feasible as the structural investigation works will be informed by the strip out works proposed under this application. Thus, it is proposed that further details regarding the structural investigation works are provided on completion of the strip out and secured by condition.

Photographs of the property are provided within the Heritage Impact Assessment. Asbestos has been identified within the building, and its removal will require specialist attention on completion of the above.

To support this listed building consent, the necessary plans are submitted, alongside a Heritage Impact Assessment, which has been prepared by Handforth Heritage. Please find enclosed the following for your consideration, in addition to the information set out within this letter:

- Ground Floor Plan Soft Strip Out (including Site Location Plan) (drawing no. LBC_DEM_GF100 Rev. B);
- First Floor Plan Soft Strip Out (drawing no. LBC_DEM_FF100 Rev. B);
- Mezzanine Floor Plan Soft Strip Out (drawing no. LBC_DEM_MF_100 Rev. B);
- Heritage Impact Assessment, Handforth Heritage (February 2026); and
- Application Forms.

The proposed internal works aim to declutter and unveil the historic fabric of the building's interior, while facilitating health and safety compliance and structural investigation, associated with the proposed retail use of the building.

At the pre-application meeting, no concerns were raised by the Conservation Officer in heritage terms. The works are sufficiently justified within the Heritage Impact Assessment, which supports this application.

Given the advice received by the Conservation Officer at the pre-application stage and noting that the works are fully justified within the accompanying Heritage Impact Assessment, the proposal is considered acceptable.

The listed building consent application has been submitted through the Planning Portal (ref. PP-14828257).

Summary

This Listed Building Consent Application seeks consent for the following internal works proposed at 8 The Broadway.

1. Removal of modern stud partitions.
2. Removal of suspended ceilings and associated gridwork.
3. Removal of modern floor coverings (carpet tiles, vinyl, raised floors).
4. Removal of modern services (ductwork, cabling, alarms, lighting, trunking).



5. Removal of redundant banking infrastructure (ATM linings, counters, security fittings).
6. Removal of non-historic joinery (plasterboard linings, MDF boxing, modern doors); and
7. Removal of later wall finishes (plasterboard, laminate panels, applied linings).

This application follows a pre-application site meeting with Officers, where no heritage related concerns were raised regarding the proposed development.

The internal works proposed are informed by a Heritage Impact Assessment, which confirms the works proposed focus exclusively on the removal of non-historic, modern interventions ensuring the 1930s fabric of the building is retained where possible.

I trust there is sufficient information to validate this Listed Building Application. However, please contact me if you have any queries.

Yours sincerely



Mark Westcott
Director
CarneySweeney

